

MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION

February 9, 2012

The regular meeting of the Worthington Architectural Review Board and the Worthington Municipal Planning Commission was called to order at 7:30 p.m. with the following members present: Kathy Holcombe, Secretary; Commission members Chris Hermann (arrived at 7:35 pm) and Mikel Coulter; and Board members Amy Lloyd and Jo Rodgers. Richard Hunter, Chair and James Sauer, Vice-Chair were absent. Also present were Scott Myers, Worthington City Council Representative for the Municipal Planning Commission; Lynda Bitar, Development Coordinator and Clerk of the Municipal Planning Commission.

A. Call to Order – 7:30 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of the minutes of the meeting of January 26, 2012

All members voted “aye” to approve the minutes.

4. Affirmation/swearing in of witnesses

B. Architectural Review Board

1. New

- a. Fencing – **6550 N. High St.** (Max Oyer/City of Worthington) **AR 11-12**

Discussion:

Mrs. Bitar explained the request and displayed pictures of the site. She added a request by the service department for attachment with screws. The applicant, Mr. Max Oyer of 8195 Lopperfield Dr., stepped to the podium. Mr. Coulter felt the fence should stay the proposed height. Mr. Hermann verified the fence would be white. Mr. Myers thanked Mr. Oyer for doing this project. Mrs. Holcombe asked for comments from the audience. Mrs. Tricia Herban and Mr. Joe Herban, both applicants on the agenda, spoke.

Findings of fact:

1. Two sections of fencing are proposed to screen the HVAC units at the rear of the City Administration building. The applicant is a Boy Scout planning to complete the project as part of Eagle Scout requirements.

2. The fencing will be approximately 4' in height and constructed of 4" wide wood pickets with 2" spacing between pickets. The fence will be painted white.
3. Existing landscaping will remain.

Conclusion:

1. The proposed fencing is somewhat open in style, but would still provide screening for the equipment in addition to the existing shrubbery.

Mrs. Rodgers moved:

THAT THE REQUEST BY MAX OYER FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL FENCING AT 6550 N. HIGH ST. AS PER CASE NO. AR 11-12, DRAWINGS NO. AR 11-12, DATED JANUARY 30, 2012, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING, CONDITIONED ON USING SCREWS TO CONNECT THE FENCING.

Mrs. Lloyd seconded the motion. Mrs. Bitar called the roll and all members voted aye. Mrs. Holcombe said it has been approved.

b. Demolition of Sunroom & Deck Repair – 705 Wesley Ct. (Terry Fraze) AR 07-12

Discussion:

Mrs. Bitar described the request, explaining the deterioration of the sunroom and the need for repair or demolition, and showed pictures of the site. An attorney for the applicant, and Mr. Terry Fraze stepped to the podium. The applicant testified a letter had been received from the City to repair the sunroom and deck. Subsequently, application was made for approval to remove the structure and repair the deck. Mr. Hermann asked if it would then match the other deck and the applicants said yes. Mr. Coulter asked who owns the sunroom and deck area, and Mrs. Holcombe ask for a representative from the condo association to come to the podium. Mr. Kinsley Nyce spoke about the by-laws, and how the association owns the outside of the units.

Discussion continued about ownership, who should be the applicant in the matter, and a pending court case between the parties, until Mr. Coulter moved to table the application. Mr. Hermann seconded the motion and all members voted aye. Mrs. Holcombe said the application has been tabled.

c. New Door – 6851 N. High St. (Chris Humphrey/Huntington National Bank) AR 08-12

Mrs. Bitar said the applicant had requested the application be tabled. Mr. Coulter moved to table the application. Mrs. Lloyd seconded the motion and all members voted aye. Mrs. Holcombe said the application has been tabled.

- d. Front Porch Alterations, French Doors, Deck & Air Handler – **120 E. Granville Rd.**
(Patricia, Joseph & Mathew Herban) **AR 09-12**

Mrs. Bitar reviewed the facts of the application and showed pictures, including a revised drawing of the proposed front steps. Mrs. Tricia Herban and Mr. Joe Herban came forward as the applicants. After hearing comments from the Board, the applicants agreed to install additional landscaping to screen the condensing unit.

Findings of fact:

1. These property owners received approval last year to replace the windows, and would now like to make other changes to the house.
2. French doors are proposed in place of an existing set of windows and a door. Both doors will open to a proposed deck on the east side of the house in place of an existing patio. The deck will be constructed of wood. The proposed rail will include posts to match those proposed for the front porch, with a woven pattern between. The deck will be painted a cream color. New plantings are proposed around the deck area.
3. Changes to the front porch involve removing the existing wrought iron post and railing, and existing steps at the side of the porch. A new wood post, railing and flooring will be added, and wood steps are proposed at the front of the porch. The color will be cream.
4. The mechanical unit referred to as an air handler in the application (likely a condenser), is proposed for the rear of the house. An existing rail fence and vegetation will partially screen the unit.
5. Due to the size of the property and location of the house on the lot, setback variances will be needed for the front steps, deck and condensing unit.

Conclusions:

1. The changes to the front porch and addition of French doors are appropriate.
2. Additional plant material is needed to screen the condensing unit.
3. Although decks are not typically seen from the street in the Architectural Review District, a structure with a decorative railing that is painted could be viewed as more of a porch.

Mr. Hermann moved:

THAT THE REQUEST BY PATRICIA, MATTHEW AND JOSEPH HERBAN FOR A CERTIFICATE OF APPROPRIATENESS TO RENOVATE THE HOUSE AT 120 E. GRANVILLE RD. AS PER CASE NO. AR 09-12, DRAWINGS NO. AR 09-12, DATED JANUARY 26, 2012, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING,

WITH THE CONDITION THAT LANDSCAPING BE ADDED TO SCREEN THE CONDENSING UNIT.

Mrs. Rodgers seconded the motion. Mrs. Bitar called the roll and all members voted aye. Mrs. Holcombe said it has been approved.

- e. Add Windows & Remove Existing Deck - **125 W. New England Ave.** (Owens Construction/Huffman) **AR 10-12**

Mrs. Bitar reviewed the facts of the application and showed pictures. Mr. Mike Sheridan of Owens Construction, the applicant, and Mrs. Kasey Huffman, the property owner addressed the Board. A brief discussion ensued.

Findings of fact:

1. Due to interior remodeling, one window is proposed to be moved and two windows added to the second floor on the east side of the house. The new windows will be in the same basic style as the existing, but the one in the bathroom will be about half of the size.
2. On the rear of the house, the homeowners would like to remove the wood deck. The resultant look of the area will be proposed with future plans to remodel, so approval of a temporary wood landing and stairs is requested.

Conclusion:

1. The proposed changes are appropriate.

Mrs. Rodgers made the following motion:

THAT THE REQUEST BY OWENS CONSTRUCTION FOR A CERTIFICATE OF APPROPRIATENESS TO MAKE ALTERATIONS TO THE HOUSE AT 125 W. NEW ENGLAND AVE. AS PER CASE NO. AR 10-12, DRAWINGS NO. AR 10-12, DATED JANUARY 27, 2012, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Hermann seconded the motion. Mrs. Bitar called the roll and all members voted aye. Mrs. Holcombe said it has been approved.

D. Other

Mrs. Bitar said the Anthem fence application has been withdrawn; the Telhio signs are now permanent; the garage at 784 Evening St. will be replaced before the addition is constructed; and shared the color (purple tone) of the proposed bike rack by House Wine.

The meeting adjourned at 9:15 p.m.